

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: JULY 20TH, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

55-DR-2006
Saguaro High School

LOCATION

6250 N. 82nd Street

REQUEST

Request approval of additions and renovations to Saguaro High School.

OWNER

Scottsdale Unified School
District
602-206-2108

ENGINEER

Hubbard Engineering
480-892-3313

ARCHITECT/
DESIGNER

DLR Group
602-381-8580

APPLICANT/
COORDINATOR

Howard Cohen
DLR Group
602-381-8580

BACKGROUND

Zoning.

The subject parcels are zoned Open Space (O-S), which is intended to provide for land uses that have been set aside to serve recreational functions, and Single-Family Residential District (R1-10), which is intended to provide single-family residences, recreational use, religious and educational facilities as the basic elements of a balanced neighborhood.

Context.

The site is located north of East Val Vista Drive, south of the East Malcomb Drive alignment, and between North Hayden Road and North 82nd Street. To the north of the site is the Pueblo Elementary School, and an apartment complex. To the south of the site are single-family residences and the Indian Bend Wash that includes a portion of Chaparral Park. To the east of the site are single-family residences, and a church. To the west is the Indian Bend Wash that contains a golf course.

Adjacent Uses:

- North: Multi-family and an elementary school, zoned R-5
- South: Single-family, zoned R-3 and a City of Scottsdale park, zoned O-S.
- East: Church, zoned R1-7, and single-family, zoned R-4 and R1-7.
- West: Indian Bend Wash that contains a golf course, zoned O-S.

APPLICANT'S
PROPOSAL

Applicant's Request.

The proposal is for the renovation of the existing Saguaro High School. The proposal includes a revised site plan, landscape plan, new and revised elevations, and an exterior lighting plan.

Development Information:

- Existing Use: High School
- Proposed Use: High School
- Parcel Size: Approximately 36.1 acres
- Building Square Footage: 301,000 square feet
- Building Height Allowed: 60 feet, if the building is set back from each yard at least one (1) foot for each two (2) feet of additional building height above the height limit otherwise allowed in the district in which the building is located.
- Building Height Proposed: 38 Feet
- Parking Required: 412
- Parking Provided: 576

DISCUSSION

KEY ISSUES

The public school system is an agency of the State of Arizona and not subject to City of Scottsdale's requirements (Zoning Ordinance, plan review, fees, inspections, etc.) Even though the Scottsdale Unified School District is not subject to the City of Scottsdale's requirements, in accordance with the standing agreement between the City of Scottsdale and the Scottsdale Unified School District, applications for major improvements/renovations at the various campuses are brought to the Development Review Board for consideration prior to the commencement of improvements.

The proposal of the Scottsdale Unified School District is to reconstruct the Saguaro High School on the existing campus. Proposed as a master-planned project, construction will be completed in three phases in order to accommodate the School District class schedule. Construction and demolition will begin this summer (2006) and is expected to be completed in two-and-a-half years.

The proposal includes:

- New administrative facilities.
- New and renovated classrooms.
- Renovated physical education, performing arts and media facilities.
- New ball fields.
- New tennis courts.
- New field house facilities.
- Renovated stadium facilities.
- New courtyard.
- New (relocated) school bus drop-off.
- New parent drop-off.
- Interim parking lot located on the future Junior Varsity baseball field
- New and renovated parking lots
- Renovated cafeteria facilities.

The proposal has generally observed the basic zoning district standards such as setbacks from the adjacent streets, building heights, exterior lighting and parking. The School District has also considered the City of Scottsdale's design

and development guidelines, and where practical, has applied those policies to this project.

The proposed material utilized on the façades of the new buildings will be a combination of smooth and split-face exterior concrete masonry units, three-coat cement plaster, stucco accents and steel canopies. The four proposed exterior colors (Pittsburgh Paint B-131 Stony Creek, Pittsburgh Paint B-130 Dusty Trail, Pittsburgh Paint Patches B-167, [C] Paint Sun Valley B-417) are a variation of light and dark tans and orange that contains a tan accent. The purposed landscape palette includes turf and drought tolerate trees, shrubs, and ground cover.

Minor public improvements are proposed. These improvements include driveway entrances, curb and gutter on East Val Vista Drive and North 82nd Street. Staff has stipulated a median with a pedestrian refuge area aligned with the East Rose Lane crosswalk. The School District has provided a traffic study for consideration by the City of Scottsdale's Transportation Department.

Staff has received one citizen comment regarding the Saguaro High School proposal. This comment is a request to provide a four-way stop at the intersection of East Val Vista Drive, North 82nd Street and the alley located at the East Val Vista Drive alignment east of North 82nd Street. The City of Scottsdale's Transportation Department has received this request and will take it into consideration in the review of the traffic study.

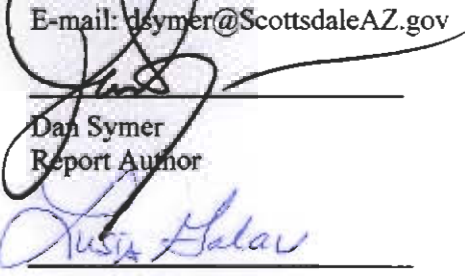
STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

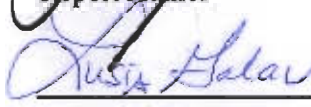
STAFF CONTACT(S)

Dan Symer
Senior Planner
Phone: 480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Context Aerial Site Plan
5. Site Plan
6. Phasing Plan
7. Elevations
8. Material Board
9. Landscape Plan
10. Electrical Site Plan
11. Exterior Site Light Fixture Cutsheets
12. Exterior Site Light Photometrics
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

SAGUARO HIGH SCHOOL - ADDITIONS AND RENOVATIONS

Scottsdale Unified School District No. 48

55-DR-2006

5/30/2006

DESIGN REVIEW BOARD NARRATIVE

Project Description

1. The existing **Saguaro High School** in the **Scottsdale Unified School District**, will be reconstructed on the existing campus, in a phased construction sequence of new buildings, demolition, and remodeling of existing buildings. The campus reconstruction is being done as part of the School District's comprehensive facility master plan that provides for the accomplishment of the following District-wide objectives:
 - Increase student and staff safety and security.
 - Improve on-site and off-site traffic circulation, and on-site parking.
 - Eliminate existing building / life safety code violations.
 - Comply with ADA accessibility standards.
 - Comply with Title IX equal opportunity requirements.
 - Accommodate changing student enrollment.
 - Improve the quality of learning environments for student achievement.
 - Provide facilities that fully support, rather than limit, the educational programs offered to students.
 - Increase energy efficiency and lower operating and maintenance costs, saving in annual operational funds that can be redirected to educational purposes.
 - Reduce ongoing facility repair costs avoiding additional capital expenditures over the next 10 years.
 - Lower the life-cycle costs to extend the life of the school facilities.
 - Provide equity and equal opportunity across the District's high schools.
2. The campus is located in an existing residential community in Scottsdale, Arizona. It is bounded on the west by Hayden Road, on the north by Pueblo Elementary School, on the south by E. Valley Vista Drive (Sabercat Lane), and by 82nd Street on the east. Vehicular access onto the site will be from: 82nd Street and E. Valley Vista Drive for students, staff, and emergency vehicles; from E. Valley Vista Drive for school buses; and from 82nd Street for public / visitors and parent drop-off.
3. The additions and renovations on the Saguaro High School campus are designed to complement the school's existing curriculum, allow for potential enrollment expansion, and incorporate the Scottsdale Unified School District's updated facility standards. The approximately **301,120 square foot facility** is designed to accommodate **1,750 students** in grades 9 through 12, and is comprised of the following buildings:
 - New one-story Administration Building of approximately 10,600 SF, containing staff administration offices and the nursing / health office;
 - Two new two-story Classroom Buildings 100 and 300 of approximately 72,840 SF and 82,350 SF respectively, containing all core-curriculum classrooms, Visual Arts classrooms and Career / Technical Education classrooms;
 - Remodeled Media Center / Classroom Building 200, with new food service kiosk, of approximately 17,215 SF;
 - Remodeled Cafeteria / Maintenance / Central Plant Building 500 of approximately 18,750 SF;

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- Remodeled Gym / Physical Education Building 600 of approximately 49,975 SF;
 - Remodeled Auditorium / Performing Arts / Music Building 700 of approximately 37,690 SF (including Auditorium balcony);
 - Remodeled Physical Education Fieldhouse Building 800, of approximately 8,700 SF, located underneath the existing football stadium grandstands;
 - New Restroom / Concession Fieldhouse building 900, of approximately 3,000 S.F., located on the east side of the football stadium to serve both home team and visiting team fans.
4. The campus organization lends itself to a controlled environment for security purposes, and is master-planned for completion through 3 construction phases over a 2.5-year period, in a sequence of site and building demolition, renovation / remodel and new construction. Final completion of the Saguaro High School campus is targeted for the 2008 /2009 school year. The High School is designed to exceed the minimum Adequacy Guidelines set forth by the State of Arizona School Facilities Board (SFB).
5. The **phasing of the campus master-plan** will include the following new construction, demolition and site-work, as shown on the Schematic Phasing Plans:
- **Phase 1a** (May - July 2006)
 - o Demolish the existing main parking lot for construction staging area and construction of the new Phase 1b Classroom and Administration buildings;
 - o Demolish the existing varsity baseball field for interim site use as a paved parking lot for staff and students, with interim curb cuts onto 82nd Street;
 - o Demolish the existing concrete-walled handball courts, 2 tennis courts, 4 basketball courts, J.V. softball and baseball fields, and practice football field;
 - o Construct new Varsity baseball field, interim football practice / soccer field, and 2 tennis courts;
 - o Demolish interior of Band classroom building on south side of Auditorium in Building 700;
 - o School District to remove all furniture, fixtures and equipment from the existing Wood Shop in Building 500 for interim use as Band classroom, and relocate the Band curriculum into the room;
 - **Phase 1b** (August 2006 - July 2007)
 - o Construct new two-story Classroom Building 100 and single-story Administration Offices building;
 - o Remodel of portion of existing Faculty Dining in Building 500 for construction of the new Main Electrical Room.
 - o Construct new Cooling Tower Yard on west side of Building 500;
 - o Construct new Restroom / Concession (Fieldhouse) Building 900;
 - o Remodel interior of building on south side of Auditorium Building 700 into Drama and Dance classrooms;
 - o Remove existing equipment at 2 basketball courts, and use slab for construction staging area, at south end of stadium grandstands;
 - o Construct transformer yard for new main transformer for campus.
 - **Phase 2a** (June - July 2007)
 - o Demolish the existing Administration office building, south classroom building 100 and utility tunnel below Administration building (after occupancy of the new buildings);

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- Auditorium Building 700: remodel of the Auditorium lobby and portion of the Performing Arts Classrooms on north side of Auditorium; demolition of portion of remainder of Performing Arts Classrooms on north side of Auditorium;
- School District to relocate Dance and Drama into remodeled classrooms at south side of Auditorium Building 700;
- Reconstruct existing west service road as new bus and fire lane w/ adjacent staff parking;
- Demolish the existing Cooling Tower Yard and remodel the existing Central Plant (after construction of the new yard);
- Construct new student / staff / visitors parking lot on south side of new Administration / Classroom Building 100;
- Remodel existing Health Careers classroom in Building 500 for interim use as Vocal and Strings classrooms; relocate Vocal and Strings curriculum into the remodeled rooms;
- Demolish interior of locker rooms on north side of Competition Gymnasium in Building 600;
- Remodel building area on north side of Competition Gym in Building 600 into Wrestling room, P.E. classroom, toilet rooms and Office;
- Remodel interior of athletic Building 800 below grandstands;
- Reconstruct existing synthetic running track at stadium.
- **Phase 2b** (August 2007 - June 2008)
 - Construct new two-story Classroom Building 300, w/ upper-level walkway connection to Classroom Building 100;
 - Construct new central Courtyard with Amphitheater;
 - Construct new Performing Arts addition (for Band and choir classrooms) and staff parking on north side of Building 700;
 - Remodel west side of Media Center Building 200.
- **Phase 3a** (June - August 2008)
 - Construct new parent drop-off lane on east side of Classroom Building 300;
 - Remodel the Kitchen, Cafeteria and restrooms, Maintenance Warehouse, and add Restroom / Concessions area within the north end for athletic field use, in Building 500;
 - Construct food service kiosk at west side of Building 200 dining patio;
 - Remodel of the Locker Rooms, Training Room, restrooms and Wrestling Room on south side of the Competition Gymnasium in Building 600;
 - Construct new staff and student parking lot on north side of Media Center Building 200 and new Classroom Building 300;
 - Demolish the existing classroom buildings 300, 400 and north half of 500 (after occupancy of the new classroom building) and existing portions of the below-floor utility tunnels.
- **Phase 3b** (August - December 2008)
 - Construct new varsity and J.V. softball fields, J.V. baseball field and new football practice / soccer field;
 - Construct new staff parking within bus lane loop;
 - Construct fire lane connecting north parking lot and bus lane loop.

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Design Approach

1. **Design Objectives:** Following is a list of pre-design goals and objectives gathered from meetings with the staff, school administrators, Saguaro High School Site Council, the School District, and the community.
 - Atmosphere
 - Student-friendly
 - Home away from home - staff and students
 - Some staff / students are there long hours for practices, clubs, etc.
 - Create spaces that are warm, comfortable, pleasant, safe, attractive, inspiring
 - Openness to outside community
 - Student gathering / socialization
 - Shade!
 - Improve the quality of learning environments for student achievement
 - Provide equity and equal opportunity across the District
 - Provide facilities that fully support the educational programs offered to students
 - Context
 - Visual connection of Administration / campus entrance to southeast corner of site
 - Exterior design that respects context of existing neighborhood developments
 - Welcoming entrances to campus - for both public and students (from bus, parking lots, street, etc.) - anyone who enters campus should want to stay
 - Celebration
 - Special common areas to showcase each discipline's work, subject matter, awards
 - Celebrate student work and achievements with multiple display areas, opportunities
 - Integrate history and tradition of Saguaro High School into building design
 - Architecture / Design
 - School as teaching tool
 - Comply with Title 9 equal opportunity requirements
 - Accommodate changing student enrollment
 - Flexibility in how spaces can be used and sized
 - Environmental responsibility
 - Increase energy efficiency and lower operating / maintenance costs
 - Reduce ongoing facility repair costs and additional capital expenditures
 - Extend life of the facility and lower life-cycle costs
 - Raise the bar on neighborhood with good design
 - Main Entrance - high profile, showcase best of school's history and achievements
 - Fluid - move easily through campus and vertical circulation in 2-story building
 - Outdoor teaching spaces - well designed to be used extensively
 - Transparency - avoid sterile "I-don't-know-what's-in-that-room" walls
 - Eliminate existing building / life safety code violations
 - Comply with ADA accessibility standards
 - Site
 - Pleasant procession between buildings - tree-lined, wide, inviting
 - Gathering / seating areas within the courtyard

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- Avoid landscape materials that are difficult to maintain and make campus look neglected
 - Secure staff access to and from Administration offices
 - Increase student safety and security (fencing, cameras, door access)
 - Improve traffic circulation and parking for students / staff / visitors
 - Improve school bus circulation
2. **Memorable Goals:** The Memorable Goals are a compilation of the pre-design input gathered from staff, school administrators and neighbors.
- Interior and exterior atmosphere should be welcoming and inviting. This should be achieved through the character of both the buildings and landscape design.
 - Create a prominent and inviting campus entry statement easily recognizable from the southeast, the primary approach to the campus.
 - Create a site plan that improves the quality of daily life in surrounding neighborhoods (mitigation of car traffic, bus routes, alleys as thorough fares, etc.).
 - Celebrate student achievements through displays located throughout the building plans as well as the site. Relocate existing memorials and dedication plaques and create opportunities for new ones.
 - Architectural character should avoid the sterile, bare, colorless concrete of the existing campus with good design that will "raise the bar" for the entire neighborhood.
 - Tie together existing and new buildings into a cohesive character by reflecting good design elements of the existing architectural vocabulary in new construction.
3. The Saguaro High School campus design organizes the buildings around and facing an exterior Courtyard, which will allow student / staff interaction and supervision of students as they move about the campus. Fencing between the buildings provides a clearly defined and secured campus perimeter with limited access / egress points from the visitor parking lot on the east, and from the staff and student parking lots on the south and north.
4. One axis of circulation through the breezeway between the Administration building and Phase 1 classroom building serves as the primary public and visitor entry to the campus. This entry axis intersects the Courtyard with other inter-building circulation paths that also connect with an amphitheater adjacent to the Administration building and the covered dining patio. The primary secured entry points for the public and visitors are given visual and physical control by the placement of the reception area lobby in the Administration building along this circulation axis. A second circulation axis between the Administration building and Phase 2 classroom building serves as the primary student entry from the parent drop-off area.
5. The campus layout arranges the 2-story classroom building and administration building to enclose the Courtyard on its east and south sides, and the existing Media Center building on its north side. The circulation Courtyard helps to separate these buildings from the existing Gymnasium buildings, the Cafeteria building, and the Auditorium / Performing Arts building, all on the west side of the courtyard, to create "passive" and "active" areas. The campus layout also facilitates an organized separation of curriculum functions while maintaining a very efficient distribution of those functions.

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6. The campus is designed to engage the activities of educators and students, staff, community members and parents in the following variety of settings, while providing everyone with a 'sense of place.'
 - The community-at-large is provided with easy access to the campus facilities, adequate parking for events, and shared use by the community of the High School's Auditorium, Lecture Halls, Gymnasiums, athletic fields and courts.
 - The Auditorium, and outside amphitheater in the Courtyard, given their location and easy public access from the main parking lot and streets, will accommodate large performance activities within the community. The Lecture Halls, also with easy access from the parking lot and streets, will facilitate special-occasion speaking events and classes without requiring the Media Center to provide space for those functions.
 - The Cafeteria servery, in conjunction with the exterior "satellite" snack bar and food service kiosk, will provide food service for the maximum number of students during the lunch period. To maximize an interior / exterior dining connection, the Cafeteria opens out to a south and east facing covered dining patio and student gathering space, which connects with the northwest corner of the Courtyard. While fostering social interaction, it will also enable full supervision of students both indoors and outdoors.
7. The need to expedite the construction schedule of the Phase 1 and 2 two-story classroom buildings prompted the design and Construction Management team to decide on the following building system and materials that are efficient to construct, and cost effective as a result.
 - Steel-frame structural system with masonry veneer and stucco supported on structural gauge exterior metal stud walls, in lieu of load-bearing masonry.
8. The history and tradition of Saguaro High School are being integrated into the design for the new campus by the following strategies and directives, as requested by SUSD and the Saguaro High School staff and Site Council:
 - Commemorative displays of archived information and artifacts, both within the buildings at daily-used circulation areas and areas of public use, and exterior courtyards.
 - Relocation of the existing stained-glass mural from the exterior entry wall of the existing Auditorium, to the interior wall of the expanded Auditorium lobby.
9. The School District directed that the design of the new campus incorporate as many components of a High-Performance School as is practical within the building's design and budget, for the sake of energy efficiency / conservation, user comfort and safety, improved curriculum delivery and student achievement, life-cycle cost savings to campus maintenance and operation and reduced environmental impacts. The characteristics listed below for a High-Performance School, accomplish many of the following Green Building and Sustainability design objectives in the national standards of Leadership in Energy and Environmental Design (LEED). However, while it is the District's intent to work as closely as possible to the LEED guidelines, certification for a specific level of compliance is considered an optional requirement.
 - Health and Indoor Air Quality
 - Zero VOC paints, adhesives, sealants and coatings
 - Non-toxic cleaning materials
 - Demand control ventilation
 - Construction waste management
 - Construction IAQ management (during construction and/or before occupancy)

SAGUARO HIGH SCHOOL - ADDITIONS AND RENOVATIONS

Scottsdale Unified School District No. 48

- *Formaldehyde-free fiberglass thermal and acoustical insulation*
 - Displacement ventilation / HVAC system
- Thermal Comfort
 - **High efficiency glazing / placement of windows**
 - **High R-value insulation in walls and roof**
 - **Cool roof coating**
 - **Energy management system**
 - **Exterior shaded areas to provide microclimate tempering**
 - *Shading devices over windows / doors*
- Visual Comfort
 - **Natural daylighting - view windows / clerestories**
 - **Lighting (direct / indirect fixtures)**
 - *Light serves above windows*
- Acoustic Comfort
 - **Acoustic insulation in walls and penetrations**
 - **Acoustic dampening of HVAC equipment at curbs and in ductwork**
- Security and Safety
 - **Layout of buildings to minimize "hidden" areas**
 - **Heavy-duty vandal-resistant hardware**
- Ecosystem Protection
 - **Surface water collection**
 - **Stormwater / groundwater management**
 - **Non-CFC based refrigerants**
 - Rainwater harvesting
 - Gray water systems
- Energy Efficiency
 - **High-efficiency central plant HVAC system**
 - **CO₂ sensors**
 - **Occupancy sensors to turn off light fixtures**
 - **Water heater controls**
 - **VFD's on pumps**
 - **Water side economizer**
 - **T-8 lamps in fixtures**
 - *Daylight sensors to lower light fixture illumination*
 - *Harmonic mitigation dry type transformers*
 - *Fixed-plate heat recovery*
 - *Air-side economizers*
 - *On-demand heat*
 - Photovoltaics
 - Heat wheel recovery
 - Thermal storage

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- Water Efficiency
 - **Low flow fixtures**
 - **Waterless urinals**
 - **Xeriscape**
 - **Irrigation technology to turn on / off heads by moisture sensing**
 - *Dual flush water closets in staff restrooms*
 - Infrared faucets (staff restroom only)
 - Bleed-off from cooling tower for irrigation
- Materials Efficiency
 - **Recycled backing - carpet**
 - **Natural flooring products**
 - **Demolition building material recycling**
 - **Masonry and steel construction**
 - **Impact resistant drywall**
 - **Non-fading and cleanable paints**
 - **Local materials**
 - *Wheatboard for casework*
- Buildings as a Teaching Tool
 - *Exposed building systems (shielded with Lexan / glass)*
 - *Electric power load monitoring system*
 - Photovoltaic integration (physical / curriculum based integration)

Note:

- Items above in **bold** are being incorporated into the design.
- Items above in *italics* can be considered for incorporation into the design pending budget verification.
- Items not in bold or italics will not be incorporated.



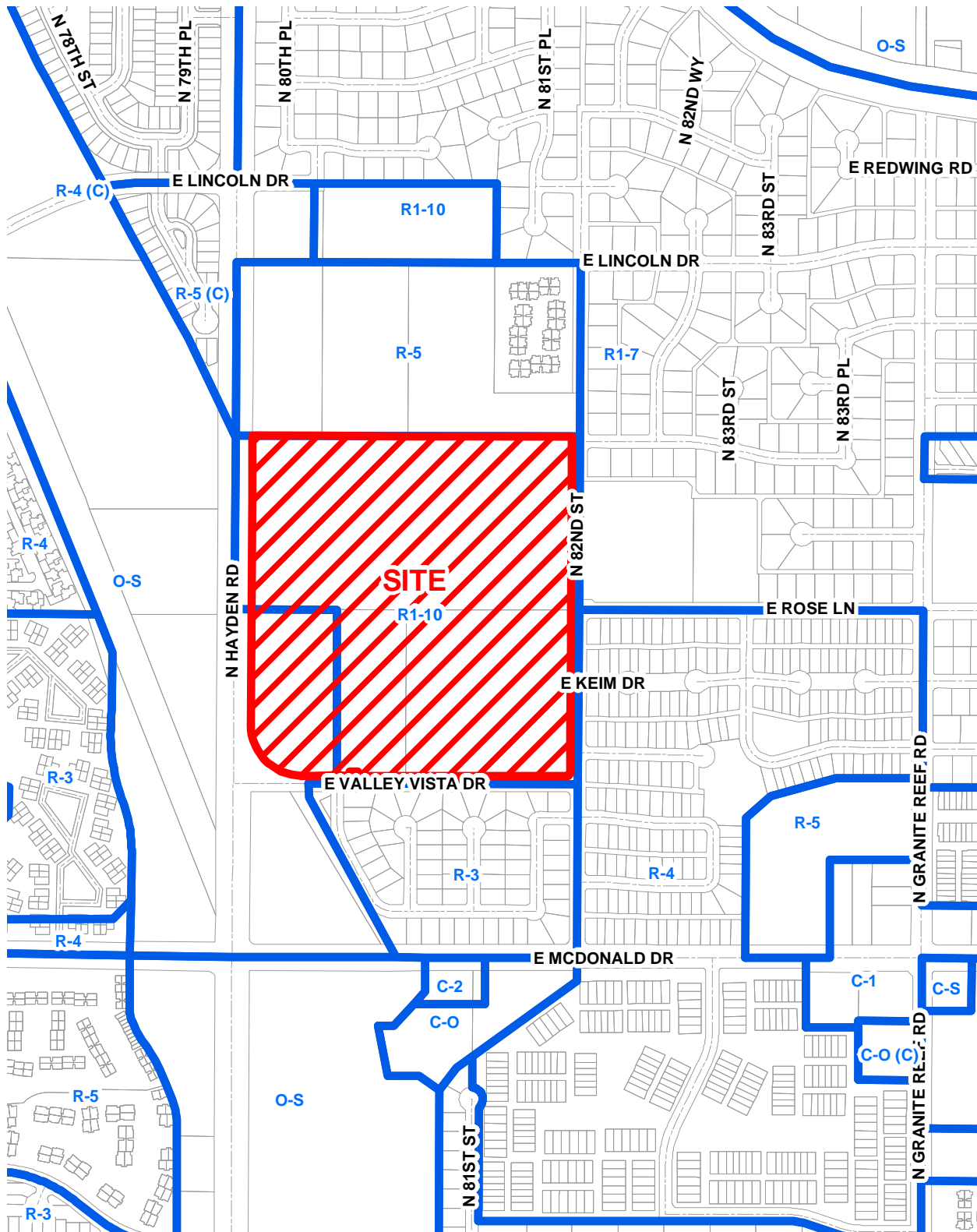
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G.I.S. ORTHOPHOTO 2005

Saguaro High School

55-DR-2006

ATTACHMENT #2A



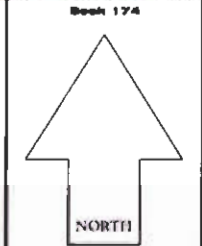
55-DR-2006

ATTACHMENT #3



GENERAL NOTES:
 1. THIS IS A PRELIMINARY MAP. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING.
 2. THE CITY OF PHOENIX HAS REVIEWED THIS MAP FOR CONFORMANCE WITH THE CITY OF PHOENIX MAP ACT, BUT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION HEREON.

NOTES:
 PHOTO DATE:
 NOVEMBER 2005



SCALE: 1" = 500'
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 Feet: This map scale of 1" = 500' is based on a full size plot of 30" x 30"

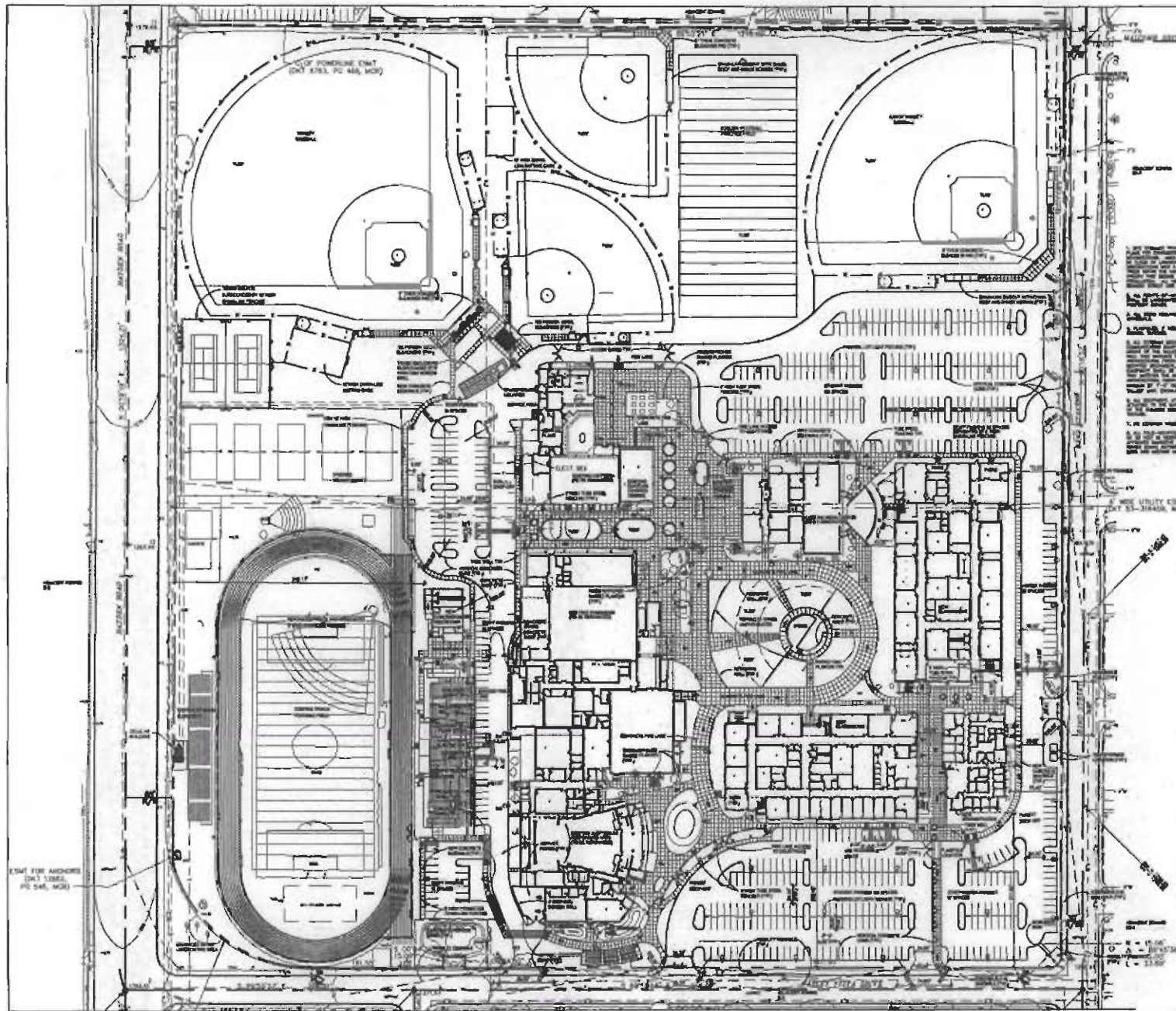
AERIAL
 QUARTER SECTION MAP
21-47
 SW 1/4 SEC. 12 T2N R4E

55-DR-2006
05/31/2006



SAGUARO HIGH SCHOOL

THE CITY OF PHOENIX
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 150 NORTH CENTRAL AVENUE, SUITE 100
 PHOENIX, ARIZONA 85004
 PHONE: (602) 358-2000
 FAX: (602) 358-2001
 WWW.PHONEXIAZ.GOV



LEGEND NOTES

NOTES: 1. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

2. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

3. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

4. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

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27. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

28. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

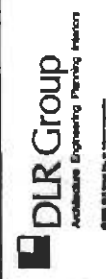
29. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

30. SEE SHEET 55-DR-2006 FOR THE HIGH SCHOOL PROJECT, ARCHITECTURAL SITE PLAN.

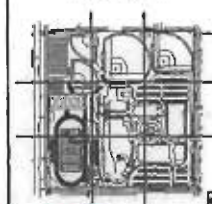


ARCHITECTURAL SITE PLAN SAGUARO HIGH SCHOOL - ADD. & RENOV. DESIGN REVIEW BOARD SUBMITAL

C1.1
3/20/06
1/1/06

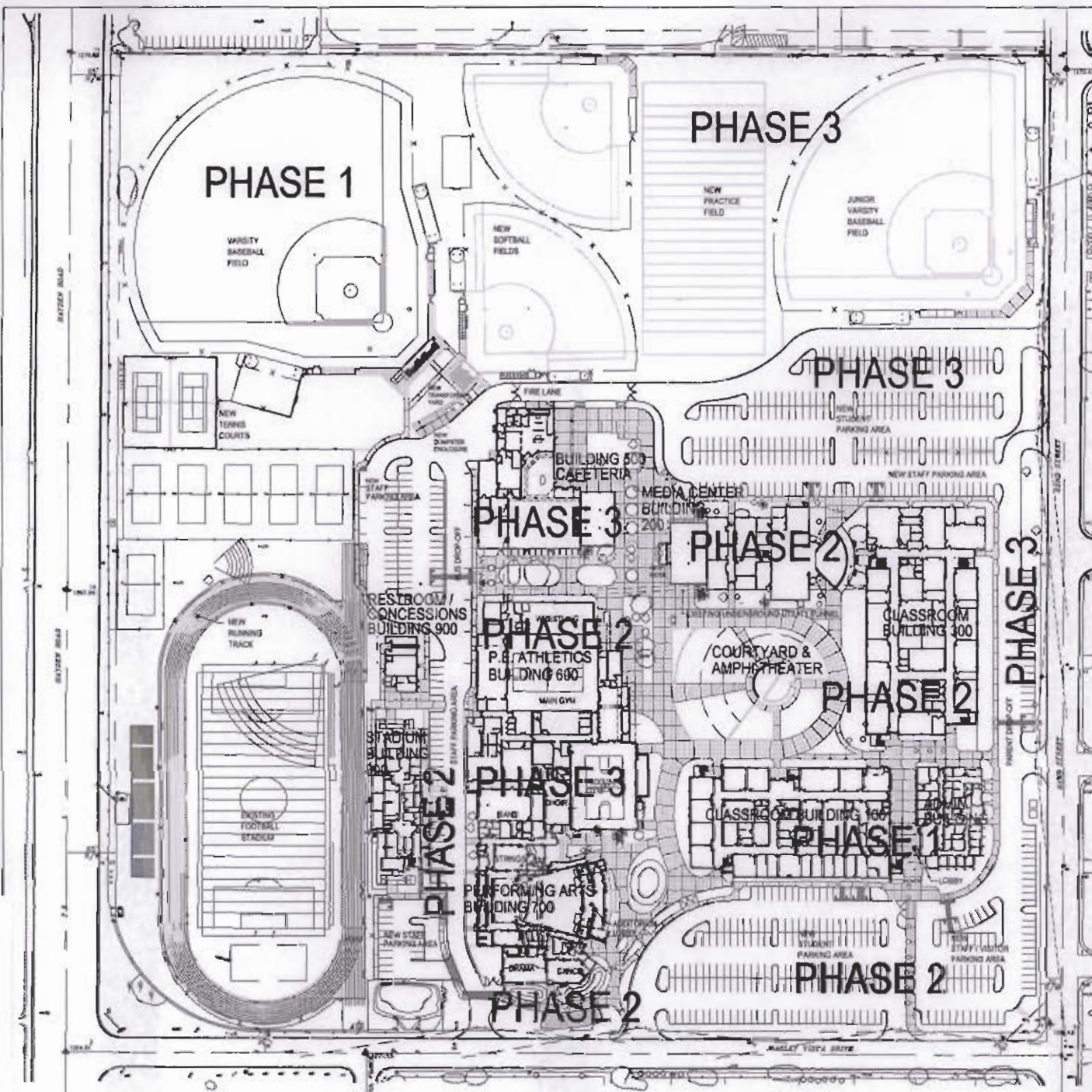


KEY PLAN



0' 60' 120' 180'

55-DR-2006
05/31/2006

**PHASE 1**

June 2006 - July 2007

New Administration & Classroom Building 100
 New Baseball Field
 Interim Northeast Parking Lot

PHASE 2

June 2007 - July 2008

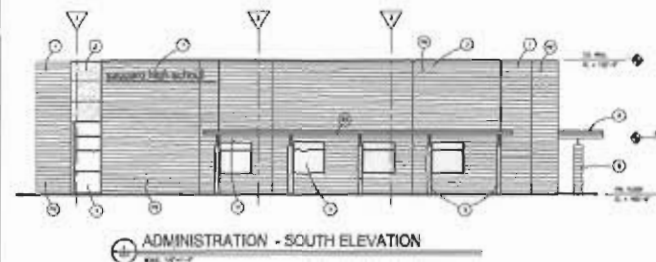
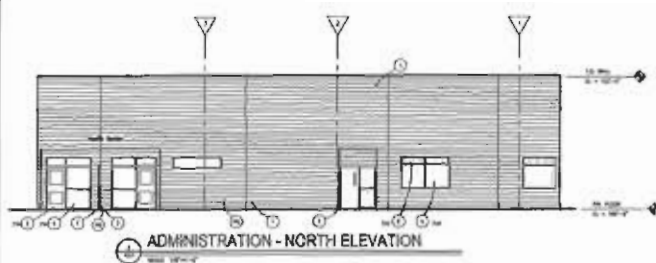
New Classroom Building 300
 New Fieldhouse Building 900
 New Courtyard and South Parking Lot
 New North Bus Drop-Off and Firelane
 Renovate Media Center Building 200
 Renovate PE Building 600
 Renovate Performing Arts Building 700 South
 Renovate Stadium Building 800

PHASE 3

June 2008 - December 2008

New Parent Drop-Off and North Parking Lot
 Remainder of New Athletic Fields
 Renovate Cafeteria Building 500
 Renovate Performing Arts Building 700 North

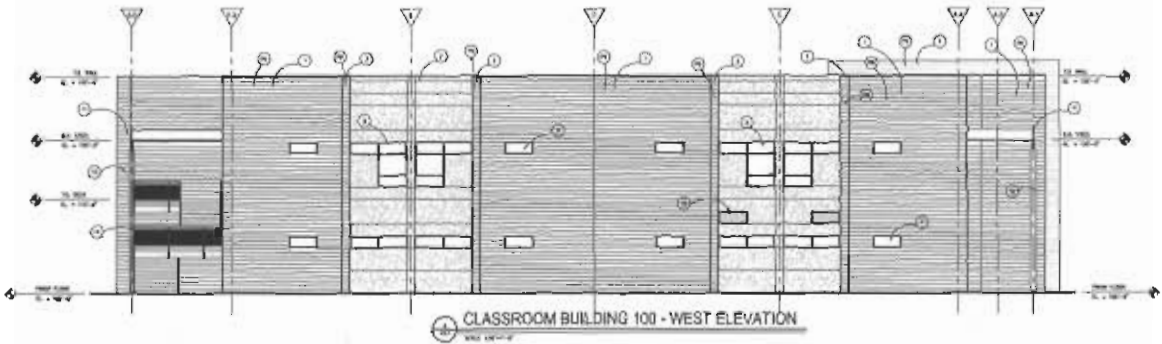
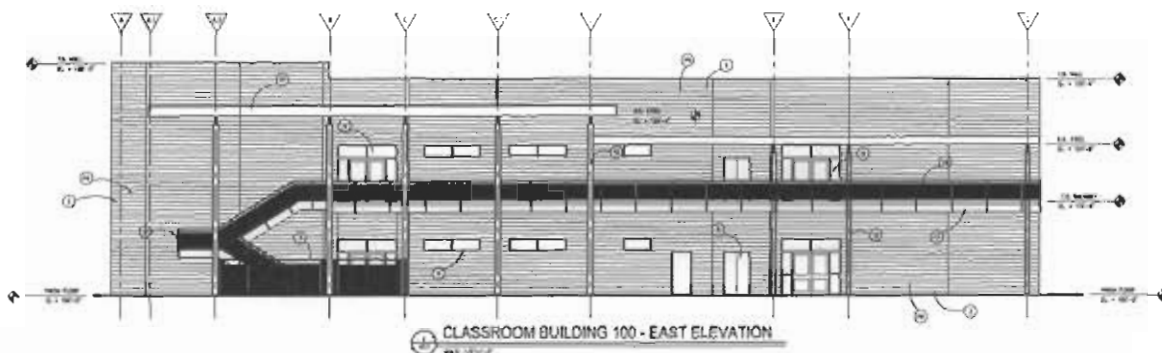
55-DR-2006**05/31/2006**



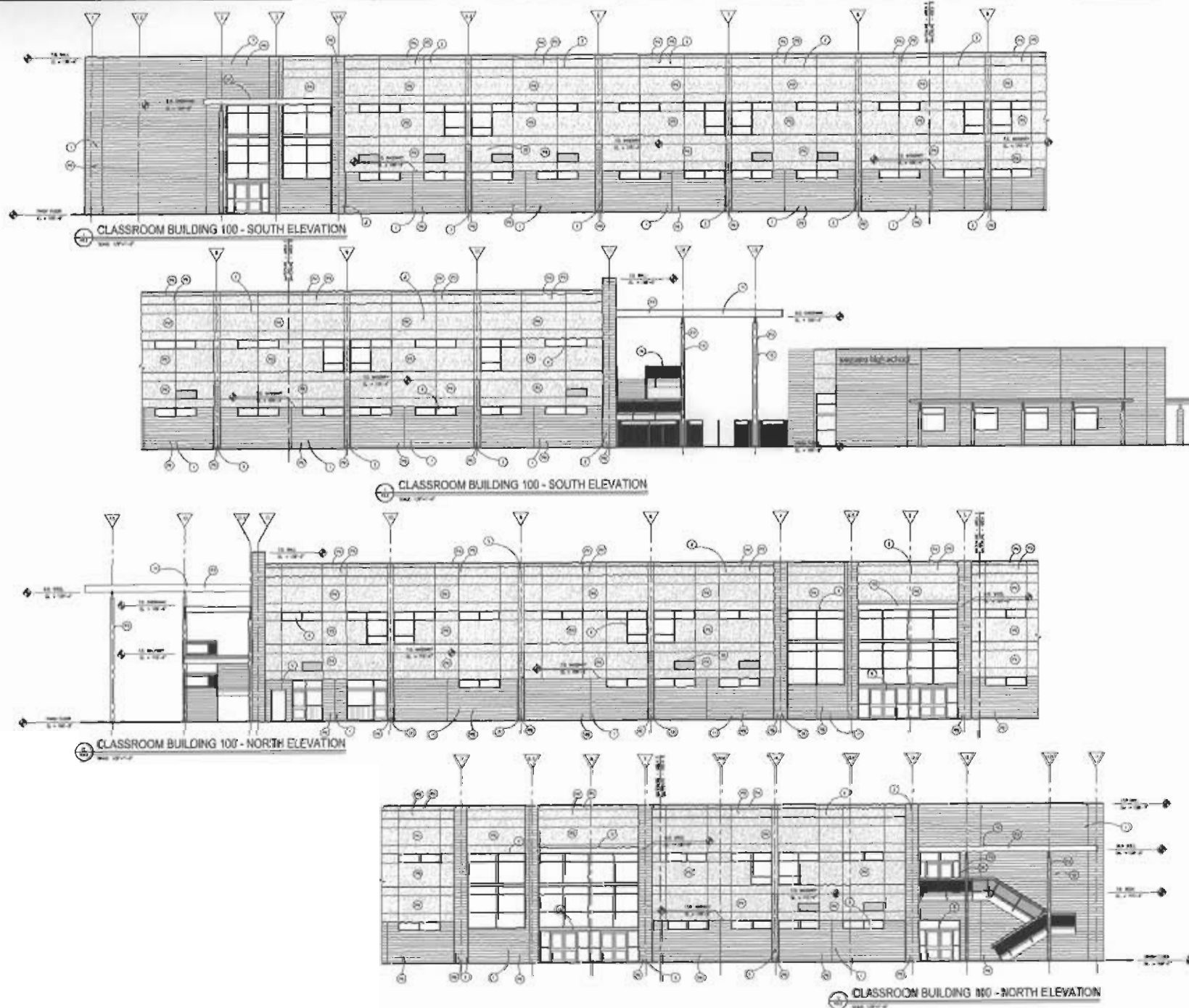
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PAINT SCHEDULE

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55-DR-2006
5/31/2006

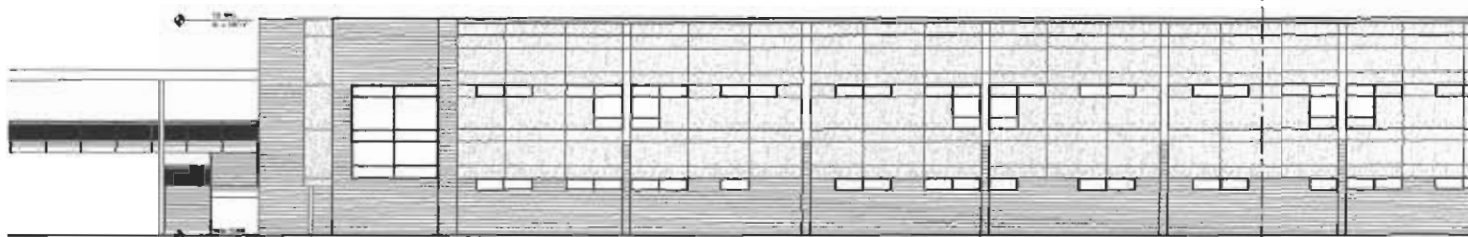


LEGEND NOTES

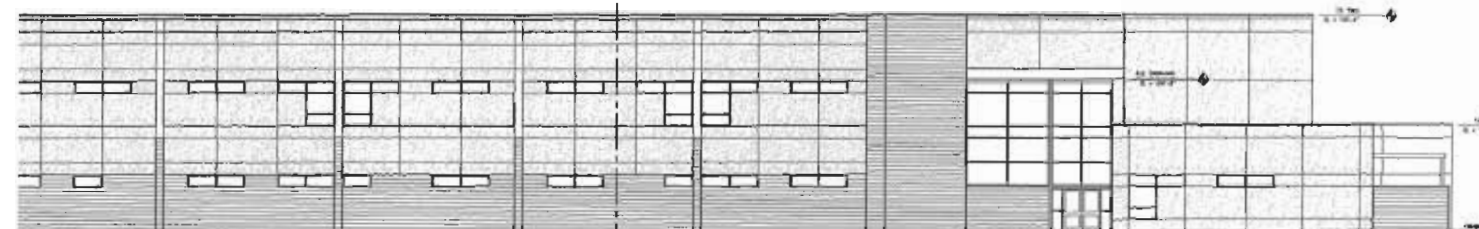
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PAINT SCHEDULE

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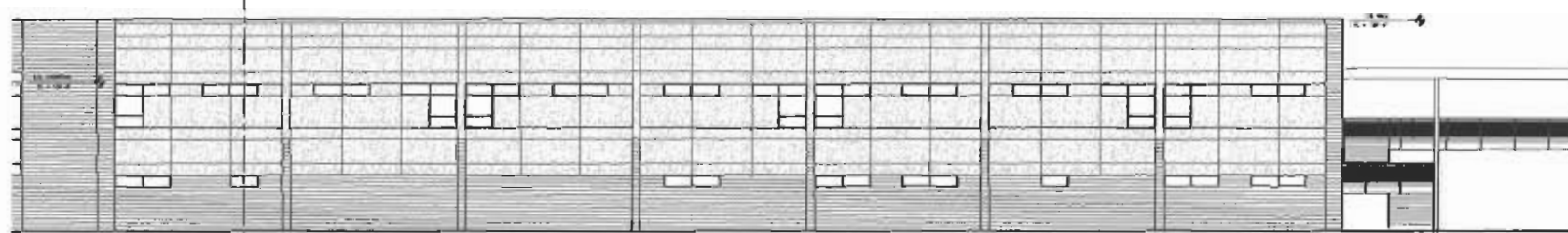
CLASSROOM BUILDING 300 - EAST ELEVATION



CLASSROOM BUILDING 300 - EAST ELEVATION



CLASSROOM BUILDING 300 - WEST ELEVATION



CLASSROOM BUILDING 300 - WEST ELEVATION

SAGUARO HIGH SCHOOL

Scottsdale Unified School District



P1 very warm (brown / reddish)
Pittsburgh Paint
9-187 Pitcher

P2 warm primer (darker shade)
Pittsburgh Paint
9-431 Sluggish Creek

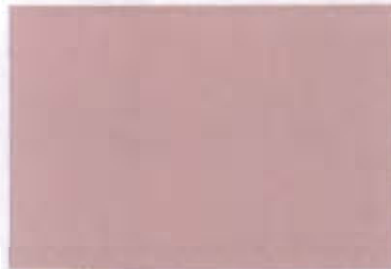
P3 very warm primer (lighter shade)
Pittsburgh Paint
9-132 Chilly Trail

P4 accent color
ICI Paint
417 Sun Valley



SAGUARO HIGH SCHOOL
Scottsdale Unified School District

P2
 cement plaster:
Pittsburgh Paint
B-131 Stony Creek



Plaster

P3
 cmu / cement plaster:
Pittsburgh Paint
B-130 Dusty Trail



Split faced CMU

Smooth faced CMU

P1
 cmu veneer (smooth / splitfaced):
Pittsburgh Paint
B-167 Patches



P4
 Cement Plaster (accent color):
ICI Paint
417 Sun Valley



**Note: Reference for material and texture only.
 See color blocks for actual colors.**

[illegible]

AREA CALCULATIONS

1. TOTAL RAW AREA (INCLUDING EXISTING FOOTBALL FIELD) EXISTING SF.	
2. TOTAL ONE-SITE PLANTING AREA (NOT INCLUDING RAW AREAS) 104,250 SF.	
3. TOTAL FOREST LOT AREA 327,300 SF.	
4. TOTAL TYPING LOT PLANTING AREA 15,480 SF. (12,000 OF TOTAL PLANTING AREA)	
5. G.O.G. LANDSCAPE AREA 14,250 SF.	
6. TOTAL PLANTING AREA (INCLUDING RAW, G.O.G. AND TYPING) 789,930 SF.	

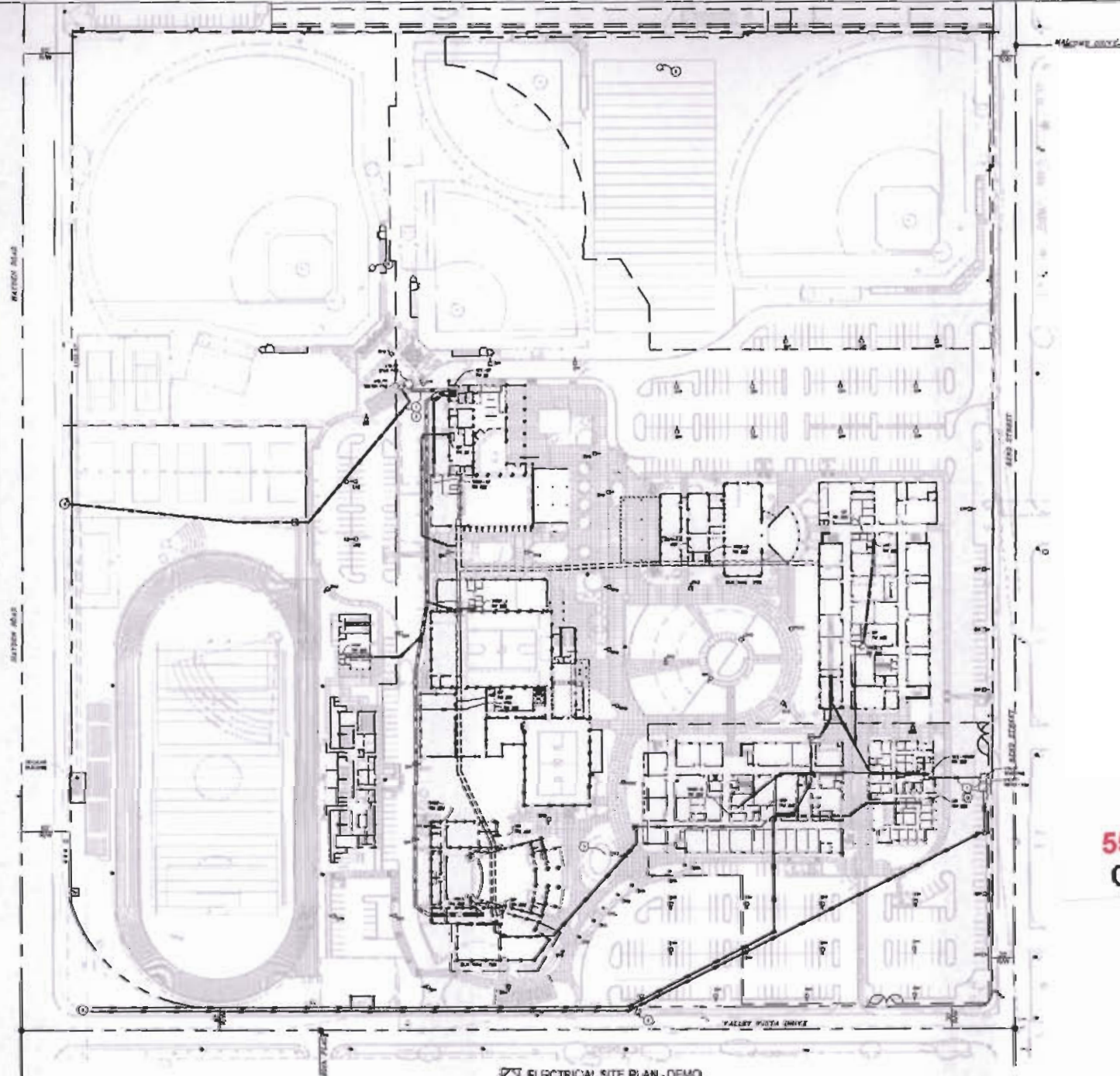
STORMWATER RETENTION:
 THE EXISTING FOOTBALL FIELD WILL CONTINUE TO FLOW INTO AN EXISTING DETENTION BASIN. THIS BASIN, WITH AN OFF-SITE BASIN AT THE NORTHEAST CORNER OF WOODWARD ROAD AND WATSON ROAD, IS ONE OF THE NEW PLAYFIELDS ON THE NORTH SIDE OF THE SITE. ALL OTHER STORMWATER WILL FLOW INTO AN EXISTING DETENTION BASIN AT THE SOUTHWEST CORNER OF THE FOOTBALL FIELD, THEN TO AN OFF-SITE BASIN AT THE NORTHEAST CORNER OF WOODWARD ROAD AND WATSON ROAD.

L1.1

CONCEPTUAL LANDSCAPE PLAN
SAGUARO HIGH SCHOOL - ADD. & RENOV.
DESIGN REVIEW BOARD SUBMITTAL

DLR Group
Architecture Engineering Planning Interiors

55-DR-2006
05/31/2006



ELECTRICAL SITE PLAN - DEMO

55-DR-2006
05/31/2006



- LEGEND NOTES**
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2002 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2002 CALIFORNIA MECHANICAL CODE (CMC).
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2002 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2002 CALIFORNIA MECHANICAL CODE (CMC).
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 9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2002 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2002 CALIFORNIA MECHANICAL CODE (CMC).
 10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2002 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2002 CALIFORNIA MECHANICAL CODE (CMC).

PRELIMINARY
PRINT

ELECTRICAL SITE PLAN - NEW
SAGUARO HIGH SCHOOL - ADDITIONS & RENOVATIONS
DESIGN REVIEW BOARD SUBMITTAL

ES.2

American Area Lighting

Concrete and Driveway

DESCRIPTION: The American Area Light is a rectangular, low-profile, surface-mount fixture. It is designed for use in concrete and driveway applications. The fixture is made of die-cast aluminum and is finished with a powder-coat paint. It is available in two sizes: 12" x 12" and 18" x 18". The 12" x 12" fixture is rated for 150 watts and the 18" x 18" fixture is rated for 250 watts. Both fixtures are rated for outdoor use and have a life expectancy of 50,000 hours.

Model	Size	Power	Life Expectancy
AL-12	12" x 12"	150W	50,000 hrs
AL-18	18" x 18"	250W	50,000 hrs

VISIONAIRE LIGHTING

FIXTURE TYPE 'EH1'

HYDRAL

REPAIR FOR RET LOCATIONS • 40" • 11

DESCRIPTION: The HYDRAL fixture is a rectangular, low-profile, surface-mount fixture. It is designed for use in concrete and driveway applications. The fixture is made of die-cast aluminum and is finished with a powder-coat paint. It is available in two sizes: 40" x 40" and 40" x 60". The 40" x 40" fixture is rated for 150 watts and the 40" x 60" fixture is rated for 250 watts. Both fixtures are rated for outdoor use and have a life expectancy of 50,000 hours.

HYDRAL

FIXTURE TYPE 'EH4'

HYDRAL

REPAIR FOR RET LOCATIONS • 40" • 11

DESCRIPTION: The HYDRAL fixture is a rectangular, low-profile, surface-mount fixture. It is designed for use in concrete and driveway applications. The fixture is made of die-cast aluminum and is finished with a powder-coat paint. It is available in two sizes: 40" x 40" and 40" x 60". The 40" x 40" fixture is rated for 150 watts and the 40" x 60" fixture is rated for 250 watts. Both fixtures are rated for outdoor use and have a life expectancy of 50,000 hours.

HYDRAL

FIXTURE TYPE 'EH4'

CONCRETE BOLLARD - DRILL HOLE

REPAIR FOR RET LOCATIONS • 40" • 11

DESCRIPTION: The CONCRETE BOLLARD fixture is a rectangular, low-profile, surface-mount fixture. It is designed for use in concrete and driveway applications. The fixture is made of die-cast aluminum and is finished with a powder-coat paint. It is available in two sizes: 40" x 40" and 40" x 60". The 40" x 40" fixture is rated for 150 watts and the 40" x 60" fixture is rated for 250 watts. Both fixtures are rated for outdoor use and have a life expectancy of 50,000 hours.

CONCRETE BOLLARD

FIXTURE TYPE 'EH5'

CONCRETE BOLLARD - DRILL HOLE

REPAIR FOR RET LOCATIONS • 40" • 11

DESCRIPTION: The CONCRETE BOLLARD fixture is a rectangular, low-profile, surface-mount fixture. It is designed for use in concrete and driveway applications. The fixture is made of die-cast aluminum and is finished with a powder-coat paint. It is available in two sizes: 40" x 40" and 40" x 60". The 40" x 40" fixture is rated for 150 watts and the 40" x 60" fixture is rated for 250 watts. Both fixtures are rated for outdoor use and have a life expectancy of 50,000 hours.

CONCRETE BOLLARD

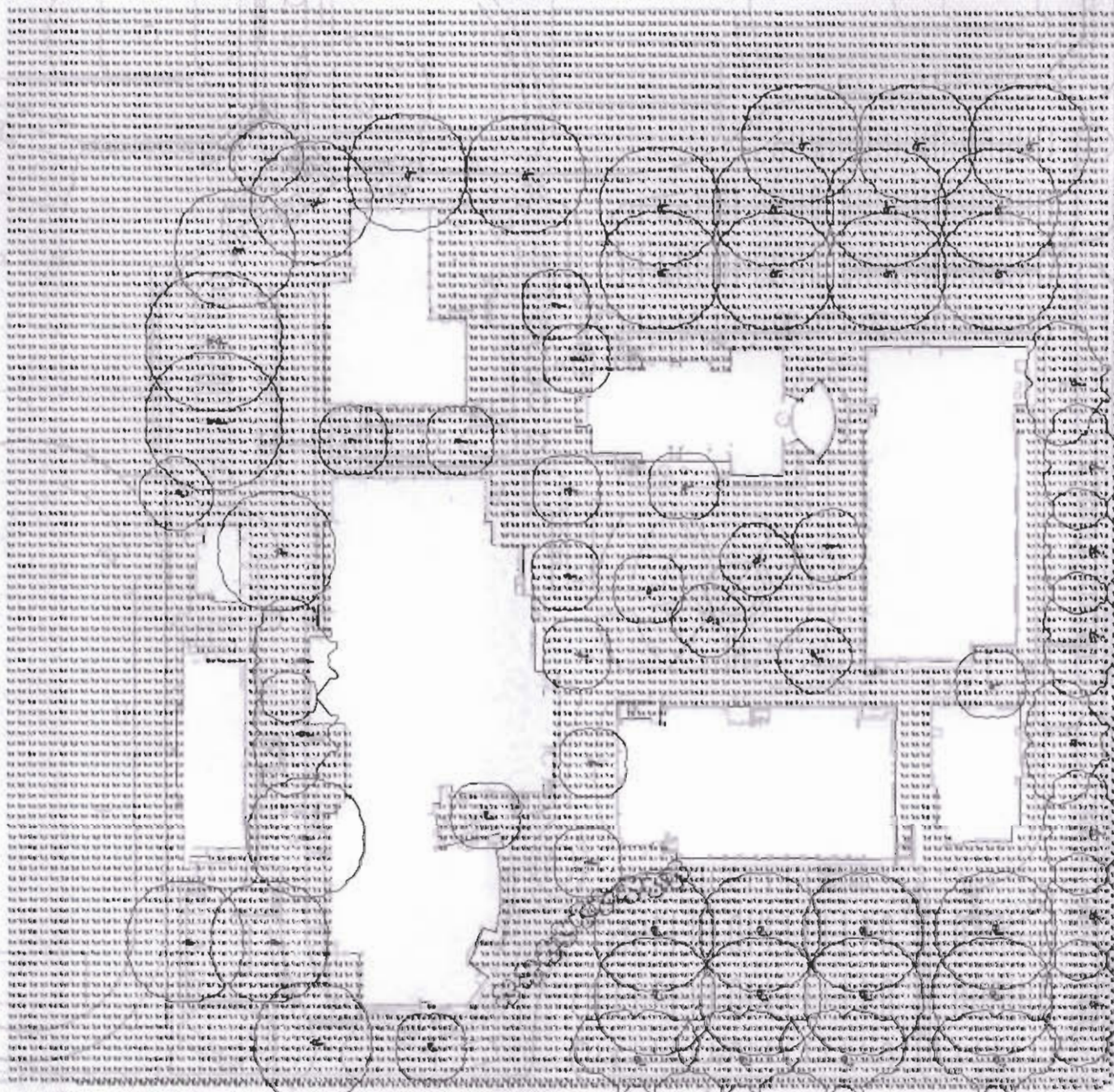
FIXTURE TYPE 'EH5'

55-DR-2006

05/31/2006

POLE BASE DETAIL

BOLLARD BASE DETAIL



ELECTRICAL SITE LIGHTING CALCULATION

55-DR-2006
05/31/2006

C. Alternative Solutions						
Item	Qty	Description	Unit	Price	Total	Notes
1	1	100' x 100' Area	Sq. Ft.	1.00	1.00	
2	1	50' x 50' Area	Sq. Ft.	0.25	0.25	
3	1	25' x 25' Area	Sq. Ft.	0.06	0.06	
4	1	12' x 12' Area	Sq. Ft.	0.01	0.01	
5	1	6' x 6' Area	Sq. Ft.	0.00	0.00	
6	1	3' x 3' Area	Sq. Ft.	0.00	0.00	
7	1	1' x 1' Area	Sq. Ft.	0.00	0.00	
8	1	0.5' x 0.5' Area	Sq. Ft.	0.00	0.00	
9	1	0.25' x 0.25' Area	Sq. Ft.	0.00	0.00	
10	1	0.125' x 0.125' Area	Sq. Ft.	0.00	0.00	
11	1	0.0625' x 0.0625' Area	Sq. Ft.	0.00	0.00	
12	1	0.03125' x 0.03125' Area	Sq. Ft.	0.00	0.00	
13	1	0.015625' x 0.015625' Area	Sq. Ft.	0.00	0.00	
14	1	0.0078125' x 0.0078125' Area	Sq. Ft.	0.00	0.00	
15	1	0.00390625' x 0.00390625' Area	Sq. Ft.	0.00	0.00	
16	1	0.001953125' x 0.001953125' Area	Sq. Ft.	0.00	0.00	
17	1	0.0009765625' x 0.0009765625' Area	Sq. Ft.	0.00	0.00	
18	1	0.00048828125' x 0.00048828125' Area	Sq. Ft.	0.00	0.00	
19	1	0.000244140625' x 0.000244140625' Area	Sq. Ft.	0.00	0.00	
20	1	0.0001220703125' x 0.0001220703125' Area	Sq. Ft.	0.00	0.00	
21	1	0.00006103515625' x 0.00006103515625' Area	Sq. Ft.	0.00	0.00	
22	1	0.000030517578125' x 0.000030517578125' Area	Sq. Ft.	0.00	0.00	
23	1	0.0000152587890625' x 0.0000152587890625' Area	Sq. Ft.	0.00	0.00	
24	1	0.00000762939453125' x 0.00000762939453125' Area	Sq. Ft.	0.00	0.00	
25	1	0.000003814697265625' x 0.000003814697265625' Area	Sq. Ft.	0.00	0.00	
26	1	0.0000019073486328125' x 0.0000019073486328125' Area	Sq. Ft.	0.00	0.00	
27	1	0.00000095367431640625' x 0.00000095367431640625' Area	Sq. Ft.	0.00	0.00	
28	1	0.000000476837158203125' x 0.000000476837158203125' Area	Sq. Ft.	0.00	0.00	
29	1	0.0000002384185791015625' x 0.0000002384185791015625' Area	Sq. Ft.	0.00	0.00	
30	1	0.00000011920928955078125' x 0.00000011920928955078125' Area	Sq. Ft.	0.00	0.00	
31	1	0.000000059604644775390625' x 0.000000059604644775390625' Area	Sq. Ft.	0.00	0.00	
32	1	0.0000000298023223876953125' x 0.0000000298023223876953125' Area	Sq. Ft.	0.00	0.00	
33	1	0.00000001490116119384765625' x 0.00000001490116119384765625' Area	Sq. Ft.	0.00	0.00	
34	1	0.000000007450580596923828125' x 0.000000007450580596923828125' Area	Sq. Ft.	0.00	0.00	
35	1	0.0000000037252902984619140625' x 0.0000000037252902984619140625' Area	Sq. Ft.	0.00	0.00	
36	1	0.00000000186264514923095703125' x 0.00000000186264514923095703125' Area	Sq. Ft.	0.00	0.00	
37	1	0.000000000931322574615478515625' x 0.000000000931322574615478515625' Area	Sq. Ft.	0.00	0.00	
38	1	0.0000000004656612873077392578125' x 0.0000000004656612873077392578125' Area	Sq. Ft.	0.00	0.00	
39	1	0.00000000023283064365386962890625' x 0.00000000023283064365386962890625' Area	Sq. Ft.	0.00	0.00	
40	1	0.000000000116415321826934814453125' x 0.000000000116415321826934814453125' Area	Sq. Ft.	0.00	0.00	
41	1	0.0000000000582076609134674072265625' x 0.0000000000582076609134674072265625' Area	Sq. Ft.	0.00	0.00	
42	1	0.00000000002910383045673370361328125' x 0.00000000002910383045673370361328125' Area	Sq. Ft.	0.00	0.00	
43	1	0.000000000014551915228366851806640625' x 0.000000000014551915228366851806640625' Area	Sq. Ft.	0.00	0.00	
44	1	0.0000000000072759576141834259033203125' x 0.0000000000072759576141834259033203125' Area	Sq. Ft.	0.00	0.00	
45	1	0.00000000000363797880709171295166015625' x 0.00000000000363797880709171295166015625' Area	Sq. Ft.	0.00	0.00	
46	1	0.000000000001818989403545856475830078125' x 0.000000000001818989403545856475830078125' Area	Sq. Ft.	0.00	0.00	
47	1	0.0000000000009094947017729282379150390625' x 0.0000000000009094947017729282379150390625' Area	Sq. Ft.	0.00	0.00	
48	1	0.00000000000045474735088646141895751953125' x 0.00000000000045474735088646141895751953125' Area	Sq. Ft.	0.00	0.00	
49	1	0.000000000000227373675443230709478759765625' x 0.000000000000227373675443230709478759765625' Area	Sq. Ft.	0.00	0.00	
50	1	0.0000000000001136868377216153547393798828125' x 0.0000000000001136868377216153547393798828125' Area	Sq. Ft.	0.00	0.00	
51	1	0.00000000000005684341886080767736968994140625' x 0.00000000000005684341886080767736968994140625' Area	Sq. Ft.	0.00	0.00	
52	1	0.000000000000028421709430403838684844970703125' x 0.000000000000028421709430403838684844970703125' Area	Sq. Ft.	0.00	0.00	
53	1	0.0000000000000142108547152019193424224853515625' x 0.0000000000000142108547152019193424224853515625' Area	Sq. Ft.	0.00	0.00	
54	1	0.00000000000000710542735760095967121124267578125' x 0.00000000000000710542735760095967121124267578125' Area	Sq. Ft.	0.00	0.00	
55	1	0.000000000000003552713678800479835605621337890625' x 0.000000000000003552713678800479835605621337890625' Area	Sq. Ft.	0.00	0.00	
56	1	0.0000000000000017763568394002399178028106689453125' x 0.0000000000000017763568394002399178028106689453125' Area	Sq. Ft.	0.00	0.00	
57	1	0.00000000000000088817841970011995890140533447265625' x 0.00000000000000088817841970011995890140533447265625' Area	Sq. Ft.	0.00	0.00	
58	1	0.000000000000000444089209850059979450702667236328125' x 0.000000000000000444089209850059979450702667236328125' Area	Sq. Ft.	0.00	0.00	
59	1	0.0000000000000002220446049250299897253513336181640625' x 0.0000000000000002220446049250299897253513336181640625' Area	Sq. Ft.	0.00	0.00	
60	1	0.00000000000000011102230246251499486267566680908203125' x 0.00000000000000011102230246251499486267566680908203125' Area	Sq. Ft.	0.00	0.00	
61	1	0.000000000000000055511151231257497431337833404541015625' x 0.000000000000000055511151231257497431337833404541015625' Area	Sq. Ft.	0.00	0.00	
62	1	0.0000000000000000277555756156287487156689167022705078125' x 0.0000000000000000277555756156287487156689167022705078125' Area	Sq. Ft.	0.00	0.00	
63	1	0.00000000000000001387778780781437435783445835113525390625' x 0.00000000000000001387778780781437435783445835113525390625' Area	Sq. Ft.	0.00	0.00	
64	1	0.000000000000000006938893903907187178917229175567626953125' x 0.000000000000000006938893903907187178917229175567626953125' Area	Sq. Ft.	0.00	0.00	
65	1	0.0000000000000000034694469519535935894586145877838134765625' x 0.0000000000000000034694469519535935894586145877838134765625' Area	Sq. Ft.	0.00	0.00	
66	1	0.00000000000000000173472347597679679472930729389190673828125' x 0.00000000000000000173472347597679679472930729389190673828125' Area	Sq. Ft.	0.00	0.00	
67	1	0.000000000000000000867361737988398397364653646945953369140625' x 0.000000000000000000867361737988398397364653646945953369140625' Area	Sq. Ft.	0.00	0.00	
68	1	0.0000000000000000004336808689941991986823268234729766845703125' x 0.0000000000000000004336808689941991986823268234729766845703125' Area	Sq. Ft.	0.00	0.00	
69	1	0.00000000000000000021684043449709959934116341173648834228515625' x 0.00000000000000000021684043449709959934116341173648834228515625' Area	Sq. Ft.	0.00	0.00	
70	1	0.000000000000000000108420217248549799670581705868244171142578125' x 0.000000000000000000108420217248549799670581705868244171142578125' Area	Sq. Ft.	0.00	0.00	
71	1	0.0000000000000000000542101086242748998352908529341220855712890625' x 0.0000000000000000000542101086242748998352908529341220855712890625' Area	Sq. Ft.	0.00	0.00	
72	1	0.00000000000000000002710505431213744996764542646706104278564453125' x 0.00000000000000000002710505431213744996764542646706104278564453125' Area	Sq. Ft.	0.00	0.00	
73	1	0.000000000000000000013552527156068724983822713233530521392822265625' x 0.000000000000000000013552527156068724983822713233530521392822265625' Area	Sq. Ft.	0.00	0.00	
74	1	0.0000000000000000000067762635780343624919113566167652606964111328125' x 0.0000000000000000000067762635780343624919113566167652606964111328125' Area	Sq. Ft.	0.00	0.00	
75	1	0.00000000000000000000338813178901718124595567830838263034820556640625' x 0.00000000000000000000338813178901718124595567830838263034820556640625' Area	Sq. Ft.	0.00	0.00	
76	1	0.000000000000000000001694065894508590622977839154191315174102783203125' x 0.000000000000000000001694065894508590622977839154191315174102783203125' Area	Sq. Ft.	0.00	0.00	
77	1	0.0000000000000000000008470329472542953114889195770956575870513916015625' x 0.0000000000000000000008470329472542953114889195770956575870513916015625' Area	Sq. Ft.	0.00	0.00	
78	1	0.00000000000000000000042351647362714765574445978854782879352569580078125' x 0.00000000000000000000042351647362714765574445978854782879352569580078125' Area	Sq. Ft.	0.00	0.00	
79	1	0.000000000000000000000211758236813573827872229894273914396762847900390625' x 0.000000000000000000000211758236813573827872229894273914396762847900390625' Area	Sq. Ft.	0.00	0.00	
80	1	0.0000000000000000000001058791184067869139361149471369571983814239501953125' x 0.0000000000000000000001058791184067869139361149471369571983814239501953125' Area	Sq. Ft.	0.00	0.00	
81	1	0.00000000000000000000005293955920339345696805747356847859919071197509765625' x 0.00000000000000000000005293955920339345696805747356847859919071197509765625' Area	Sq. Ft.	0.00	0.00	
82	1	0.000000000000000000000026469779601696728484028736784239299595355987548828125' x 0.000000000000000000000026469779601696728484028736784239299595355987548828125' Area	Sq. Ft.	0.00	0.00	
83	1	0.0000000000000000000000132348898008483642420113683921196497976779937744140625' x 0.0000000000000000000000132348898008483642420113683921196497976779937744140625' Area	Sq. Ft.	0.00	0.00	
84	1	0.00000000000000000000000661744490042418212100568419605982489883899688720703125' x 0.00000000000000000000000661744490042418212100568419605982489883899688720703125' Area	Sq. Ft.	0.00	0.00	
85	1	0.000000000000000000000003308722450212091060502842098029912449444498443603515625' x 0.000000000000000000000003308722450212091060502842098029912449444498443603515625' Area	Sq. Ft.	0.00	0.00	
86	1	0.0000000000000000000000016543612251060455302514210490149562247222492218017578125' x 0.0000000000000000000000016543612251060455302514210490149562247222492218017578125' Area	Sq. Ft.	0.00	0.00	
87	1	0.00000000000000000000000082718061255302276512571052450747811236112461090087890625' x 0.00000000000000000000000082718061255302276512571052450747811236112461090087890625' Area	Sq. Ft.	0.00	0.00	
88	1	0.000000000000000000000000413590306276511377562855262253739056180562305450439453125' x 0.000000000000000000000000413590306276511377562855262253739056180562305450439453125' Area	Sq. Ft.	0.00	0.00	
89	1	0.0000000000000000000000002067951531382556887814276311268695280902812727252197265625' x 0.0000000000000000000000002067951531382556887814276311268695280902812727252197265625' Area	Sq. Ft.	0.00	0.00	
90	1	0.00000000000000000000000010587911840678691393611494713695				

Saguaro High School
6250 N 82nd Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input checked="" type="checkbox"/> B. PADLOCK <input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS <u>A</u> FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>700</u> AT <u>1500</u> GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>4</u> (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ord Gp 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Saguaro High School 55-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DLR Group with a date provided on the plans of 5/31/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DLR Group with a date provided on the plans of 5/31/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DLR Group with a date provided on the plans of 5/31/2006.
 - d. The phasing of the improvements shall be consistent with the phasing plan submitted by DLR Group with a date provided on the plans of 5/31/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT B

SITE DESIGN:

Ordinance

- B. The parking lot shall be reconfigured to provide parking lot landscaping in accordance with the Zoning Ordinance.

LANDSCAPE DESIGN:

Ordinance

- C. 50 percent of the provided trees shall be mature in accordance with the Zoning Ordinance.
- D. The maximum separation between trees, shrubs, and ground cover limits shall not exceed 7 feet in accordance with the Zoning Ordinance.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

10. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
11. The individual luminaire lamp shall not exceed 250 watts.
12. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
13. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

14. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- E. The developer shall provide bicycle racks in accordance with the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

15. No exterior vending or display shall be allowed.
16. Flagpoles, if provided, shall be one piece, conical, and tapered.
17. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- F. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 8-ZN-1965, 60-ZN-1964, 34-DR-1988, and 117-DR-2004

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

18. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

19. The pre and post development entry and discharge stormwater runoff locations shall be maintained. Full stormwater storage for the 100 yr, 2 hr storm event is not required. A Stormwater storage waiver is not required.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Hayden Road	Major Arterial	65 ft half street (65 ft existing)	Existing	Existing	Existing
Valley Vista Drive	Local Collector	30 ft half street (30 ft existing)	See DRB notes below	Existing	Existing
82 nd Street	Local Collector	30 ft half street (30 ft existing)	See DRB notes below	Existing	Existing

DRB Stipulations

20. Provide a pedestrian and bike plan including entry and exit points to campus with the final improvement plan submittal.
21. Provide vehicular plan showing how vehicles ingress and egress to clarify driveway as entry, exit or both with the final improvement plan submittal.
22. Revise the site plan to extend parent drop off driveway farther south. Unless otherwise approved by the Transportation Department, the end of the drop off is to line up with the alley north of East Keim Drive.
23. Provide a pedestrian crossing from the parent drop off lane aligned with East Rose Lane and the future pedestrian refuge that will be provided in a new median on North 82nd Street. The developer is encouraged to provide this pedestrian crossing as speed table to reduce vehicular speeds and to improve visibility of the pedestrians utilizing the crossing.
24. Install a pedestrian refuge on 82nd south of Rose lane (this needs to line up with pedestrian crossing in parent drop off area).

25. *The driveway entrances from North 82nd Street adjacent to the athletic fields are to be enlarged to allow 2 exit lanes and one entry lane*
26. *Show cross section of Valley Vista Drive and 82nd Street for consideration of bike lanes.*

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

27. The developer shall provide a minimum parking-aisle width of 24 feet.
28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

29. Sight distance easements shall be dedicated over sight distance triangles.
- (1) Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - (2) Refer to the following figures: 5.3-26 and 5.3-27 of Section 5.3 of the City's Design Standards and Policies Manual, published in 2004.
30. Indemnity Agreements:
- (1) When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- I. Waterline and Sanitary Sewer Easements:
- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

31. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
32. Enclosures must:
- (1) Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - (2) Be positioned to facilitate collection without "backtracking."

- (3) Be easily accessible by a simple route.
- (4) Not require backing more than 35 feet.
- (5) Not be located on dead-end parking aisles.
- (6) Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

J. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

K. Underground vault-type containers are not allowed.

L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 33. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - (1) For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - (2) For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

35. Basis of Design Report (Water):

- (1) Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

36. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
37. On-site sanitary sewer shall be privately owned and maintained.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- P. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.